

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION**  
**OFFICIAL MINUTES**  
**September 21, 2016**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Guarino, Chair and the roll was called by the Secretary.

**PRESENT: Guarino, Connor, Garza, Feldman, Brittain, Lazarine, Cone**

**ABSENT: Salmon, Grube, Laffoon**

- Chairman's Statement
- Announcements

- World Heritage Festival Recap  
- Archaeology Month - October 2016  
- National Trust for Historic Preservation - Preservation Leadership Forum - November 15-18 , Houston, TX

- Citizens to be heard

The Commission then considered the Consent Agenda which consisted of:

- |                               |                                  |
|-------------------------------|----------------------------------|
| • Item # 1, Case No. 2016-362 | 410 Madison                      |
| • Item # 2, Case No. 2016-364 | Lackland Corridor                |
| • Item # 3 Case No 2015-366   | 131 W Mulberry Ave               |
| • Item # 4, Case No. 2016-361 | 220 Hermine Blvd                 |
| • Item # 5, Case No. 2016-373 | 923 E Crockett St                |
| • Item # 6, Case No. 2016-374 | 927 E Crockett St                |
| • Item # 7, Case No. 2016-370 | 367 Quentin Dr.                  |
| • Item # 8, Case No. 2016-359 | 889 E Market St/ 711 E Riverwalk |
| • Item # 9, Case No. 2016-368 | 226 W Rosewood Ave               |
| • Item #10, Case No.2016-356  | 521 N Palmetto                   |
| • Item #11 Case No. 2016-365  | 108 N Medina                     |
| • Item #12 Case No. 2016-352  | 2282 SE Military Dr              |
| • Item #13 Case No. 2016-372  | 415 Mary Louise                  |
| • Item #14 Case No. 2016-340  | 342 W Elsmere Place              |
| • Item #15 Case No. 2016-376  | 1447 W Lynwood                   |
| • Item #16 Case No. 2016-379  | 129 E Summit                     |
| • Item #17 Case No. 2016-380  | 928 E Crockett St                |
| • Item #18 Case No. 2016-355  | 615 Soledad St                   |
| • Item #19 Case No. 2016-360  | 1120 E Commerce St               |

Items #9 & #16 were pulled for a citizen to be heard.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Cone to approve the Consent Agenda with staff recommendations based on the findings.

**AYES: Guarino, Connor, Garza, Feldman, Brittain, Lazarine, Cone**

**NAYS: None**

**THE MOTION CARRIED.**

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**9. HDRC NO. 2016-368**

Applicant: Lynne Puckett

Address: 226 W ROSEWOOD AVE

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install 26 solar panels on rear slopes of the roof.

**FINDINGS:**

- a. The home is in the Keystone Historic District; this phase was designated in August 16, 2009.
- b. The structure at 226 W Rosewood has a front gable on hip roof. The front gable is steep and the side hip is lower. The applicant is proposing to install 26 total solar panels on composition shingles roof of the primary structure. 10 panels will be installed on the rear of the hip roof and 16 panels on the right slop of a shed roof. According to the Guidelines for Additions 6.C., installations should be in locations that minimize visibility from the public rightof-way.
- c. Staff visited the site on September 9, 2016, and found that the home is in the interior of the historic district, that the pitch of the front gable is steep, and that the panels installed would not be seen from the public right-of-way. Staff finds the proposal consistent with the Guidelines.
- d. The applicant is proposing to mount the 26 panels flush with the pitched roof. According to the Guidelines for Additions 6.C.ii, solar collectors should be flush with the roof surface. Staff finds the proposal consistent with the guidelines.

**RECOMMENDATION:**

Staff recommends approval based on findings a through d with the stipulation that the applicant provide mounting details to staff before a Certificate of Appropriateness is issued.

**CITIZEN TO BE HEARD:** Paul Kinnison

**WITHDRAWN BY APPLICANT**

**16. HDRC NO. 2015-379**

Applicant: Robert Binovi

Address: 129 E SUMMIT

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 240 square foot stucco outdoor kitchen next to the existing pool.

**FINDINGS:**

- a. The home at 129 E Summit is a two-story Spanish style made of stucco, with a side gable roof with clay tiles. There is an existing two-story stucco rear garage. The home was identified as contributing in the National Registered Historic District in 1975.
- b. CHARACTER – The main structure is made of stucco, has a side gable roof with clay tiles, and arches over existing door and window openings. The applicant is proposing to construct a three sided accessory structure adjacent to the existing pool. The proposed structure is made of stucco, opens towards to the pool, has a side gabled roof with clay tiles and arched window openings with wrought iron details in the window openings. According to the Guidelines for New Construction 5.A.iii., new outbuildings should relate to the period of construction of the principal building. Staff finds the proposal consistent with the Guidelines.
- c. MASSING/FORM - The applicant is proposing to construct a three sided accessory structure adjacent to the existing pool that is 30'-9" wide at the opening facing the pool, 13'-4" deep, and 13" tall. According to the

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Guidelines for New Construction 5.A., new outbuildings should be no larger in plan than 40% of the principal historic structure's foot print, and should be visibly subordinate to historic structures. Staff finds the proposed form consistent with the Guidelines.

d. **OPENINGS** –The applicant is proposing to three arched window openings and one arched door opening. According to the Guidelines for New Construction 5.A.v., openings should be similar in proportion and materials as those traditional found in the district. Staff finds the proposed openings appropriate.

e. **SETBACKS/ORIENTATION** - The applicant is proposing to construct a three sided accessory structure adjacent to the existing pool, open toward the pool, and located between the pool and the street. The setback from the east property line is 19'-6", and is setback 31'-4" from the existing wrought iron fence. According to the Guidelines for New Construction 5.B, new outbuildings match predominant garage and carport orientations. Staff made a site visit September 9, 2016, and found that the structure's proposed location is behind a wrought iron fence, but visible from the public right-of-way. Staff finds the proposed location and orientation appropriate, but finds a scaled site plan is needed to verify setback distances.

**RECOMMENDATION:**

Staff recommends approval based on findings a through e with the stipulation that the applicant provide a scaled site plan verifying all four setback distances to staff prior to receiving a Certificate of Appropriateness.

**CASE COMMENTS:**

The applicant is responsible for meeting setback requirements set by the UDC.

**CITIZEN TO BE HEARD:** Paul Kinnison

**WITHDRAWN BY THE APPLICANT**

**20. HDRC NO. 2016-358**

Applicant: Benjie Daniels/Latitude Architects, Inc.

Address: 515 MCCULLOUGH AVE

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Partially demolish a covered walkway constructed in 1956 to create a new entrance to Webb Hall.
2. Install a new storefront system on Bowels Memorial Chapel entrance.
3. Perform courtyard modifications including the landscaping, hardscaping and fencing.
4. Install new signage.

**FINDINGS:**

a. The primary structure at 515 McCullough, commonly known as First Baptist Church of San Antonio was constructed in 1925. Since that time, numerous other structures have been constructed on the campus including a covered walkway, constructed in 1956 which is located parallel to Fourth Street. This covered walkway connects to the primary entrance of the sanctuary, obscuring original architectural features including Corinthian columns and entrance detailing.

b. **PARTIAL DEMOLITION OF WALKWAY** – The applicant has proposed to partially demolish the existing, nonoriginal covered walkway to re-expose the sanctuary's architectural detailing. The applicant has proposed to retain the westernmost bay of the covered walkway, which currently features a gated entrance. The applicant has proposed to create a formal entrance to Webb Hall by utilizing salvaged brick, salvaged concrete panels, repairing the existing wood doors and transom windows and installing a new copper downspout. Staff finds the removal of a non-original covered walkway which currently obscures original architectural elements appropriate. Additionally, staff finds the use of salvaged materials appropriate in the creation of a covered entrance. The massing and footprint of the current covered walkway portion that is to be retained will not increase.

c. **STOREFRONT REPLACEMENT** – To the immediate west of the existing modified entrance canopy, the applicant has proposed to remove the dark bronze color aluminum storefront system and grille and install a new aluminum storefront system. The applicant has proposed for the new storefront system to be white in color to match the colors of the existing window frames.

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d. **COURTYARD** – In the existing courtyard, the applicant has proposed to install a number of landscaping elements including flagstone pavers, limestone pavers, sod, various shade trees, ornamental trees, shrubbery, courtyard seating and an outdoor baptistery. The courtyard is currently predominantly grass; however, historically this location did not exist as a courtyard. Staff finds the proposed modifications appropriate and consistent with the Guidelines for Site Elements, 3.A. and B.

e. **FENCING** – The applicant has proposed to install a new fence along the public right of way at Fourth Street to enclose the courtyard. The applicant has proposed fencing to consist of limestone veneer, steel fence panels and steel gates. The proposed baptistery's rear wall will function as a section of the proposed fence. Staff finds that the proposal to install a fence at this location is appropriate; however, staff finds the proposed limestone veneer to be inappropriate and inconsistent with the Guidelines for Site Elements 2.B.i., which states that new fences and walls should respond to the design and materials of the primary structure. Staff finds that brick veneer instead of limestone would be appropriate.

f. **FENCING** – The applicant has proposed an overall height that varies from approximately 8' – 0" in height to approximately 8' – 8" in height. According to the UDC Section 35-674(h) (1), site walls are to be used to divide spaces, create a variety in landscaping and define edges. Additionally, solid walls up to six (6) feet in height are permitted. Staff recommends the applicant reduce the overall height of the proposed fence to no more than six (6) feet in height. Staff finds that the overall height of the baptistery wall is appropriate and its current height given that this structure acts as more than only a wall.

g. **SIGNAGE** – The applicant has proposed a bronze sign with raised letters to read "First Baptist Church, Guthrie Courtyard". The applicant has proposed overall dimensions of 11' – 6" in length and 26" in height and has proposed for the signage to be non-lit. Staff finds the proposed signage appropriate and consistent with the Guidelines.

#### **RECOMMENDATION:**

Staff recommends approval based on findings a through g with the following stipulations:

1. That the applicant incorporate brick into the proposed fence and baptistery wall.
2. That the applicant reduce the overall height of the proposed steel fence and columns to no more than six (6) feet in height.
3. That the applicant provide additional information in regards to the proposed sign.

#### **CASE COMMENT:**

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514

#### **COMMISSION ACTION:**

The motion was made by Commissioner Feldman and seconded by Commissioner Connor to approve the design the fence proposed fence as submitted by applicant at today's hearing with the stipulation that the columns consist of cast stone and brick.

**AYES:** Guarino, Connor, Garza, Feldman, Brittain, Lazarine, Cone

**NAYS:**

#### **THE MOTION CARRIED**

#### **21. HDRC NO. 2016-361**

Applicant: Jason Fuego/MDN Architects, Inc.

Address: 1441 SE MILITARY DR

**WITHDRAWN BY APPLICANT**

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**Approval of Meeting Minutes – September 7, 2016**

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Brittain to approve September 7, 2016 minutes.

**AYES:** Guarino, Connor, Garza, Feldman, Brittain, Lazarine, Cone  
**NAYS:**

**THE MOTION CARRIED**

**Move to Adjourn:**

**COMMISSION ACTION:**

The motion was made by Commissioner Connor & seconded by Commissioner Cone to adjourn.

**AYES:** Guarino, Connor, Garza, Feldman, Brittain, Lazarine, Cone  
**NAYS:**

**THE MOTION CARRIED**

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 3:54 P.M.

APPROVED



Michael Guarino  
Chair

